| 030.0 | 0001 | 0004.0 | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 1,035,100 / 1,035,100 |
| | | | | | USE VALUE: 1,035,100 / 1,035,100 |
| | | | | | ASSESSED: 1,035,100 / 1,035,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 70 | -72 | TUFTS ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | APP ZACHARY |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 72 TUFTS ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HEAVERN RICHARD J & ELEANOR A - |
| Owner 2: | TRS/ HEAVERN FAMILY TRUST - |
| Street 1: | 72 TUFTS ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,462 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 3533 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5462.000 | 557,800 | 10,200 | 467,100 | 1,035,100 |
| Total Card | 0.125 | 557,800 | 10,200 | 467,100 | 1,035,100 |
| Total Parcel | 0.125 | 557,800 | 10,200 | 467,100 | 1,035,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 292.98 | /Parcel: 292.9

**Legal Description**

**User Acct** 20453

**GIS Ref**

**GIS Ref**

**Insp Date** 10/07/17

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 030.0-0001-0004.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 483,600 | 10200 | 5,462. | 467,100 | 960,900 | 960,900 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 372,100 | 10400 | 5,462. | 496,300 | 878,800 | 878,800 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 372,100 | 10400 | 5,462. | 362,000 | 744,500 | 744,500 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 348,200 | 10400 | 5,462. | 315,300 | 673,900 | 673,900 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 348,200 | 10400 | 5,462. | 268,600 | 627,200 | 627,200 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 308,800 | 10500 | 5,462. | 262,700 | 582,000 | 582,000 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 308,800 | 10500 | 5,462. | 216,000 | 535,300 | 535,300 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 321,800 | 5100 | 5,462. | 205,500 | 532,400 | 532,400 | | 12/13/2012 |

!2467!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 17:52:19 |

**LAST REV**

| Date | Time |
|---|---|
| 09/21/20 | 11:06:16 |
| danam | |
| 2467 | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HEAVERN RICHARD | 70961-66 | | 5/3/2018 | Change>Sale | 1,026,000 | No | No | | |
| HEAVERN RICHARD | 58828-372 | | 4/4/2012 | | 1 | No | No | | |
| | 11521-421 | | 6/13/1968 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/9/2020 | 603 | Add Bath | 10,000 | C | | | | |
| 3/29/2019 | 436 | Siding | 25,000 | C | | | | |
| 12/5/2018 | 1842 | Dormers | 52,000 | | | | | dormer suite + bal |
| 9/6/2018 | 1270 | Inter Fi | 25,000 | O | | | | |
| 9/5/2018 | 1269 | Inter Fi | 25,000 | O | | | | |
| 6/20/2013 | 887 | Re-Roof | 9,590 | | | | | |
| 8/14/2012 | 1020 | Det. Gar | 15,000 | | | | | REBUILD GARAGE |
| 7/24/2012 | 918 | Demo gar | 6,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/10/2020 | Permit Visit | DGM | D Mann |
| 10/10/2018 | Mail Update | MM | Mary M |
| 10/7/2017 | Inspected | BS | Barbara S |
| 8/19/2017 | MEAS&NOTICE | HS | Hanne S |
| 5/1/2014 | External Ins | PC | PHIL C |
| 1/7/2013 | Info Fm Prmt | BR | B Rossignol |
| 4/28/2009 | Measured | 163 | PATRIOT |
| 5/2/2000 | Inspected | 264 | PATRIOT |
| 2/23/2000 | Mailer Sent | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 20453 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5462 | | Sq. Ft. | Site | | 0 | 80. | 1.07 | 1 | | | | | | | | | 467,088 | | | | | | 467,100 | |

Total AC/HA: 0.12539 | Total SF/SM: 5462 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 467,088 | Spl Credit | Total: 467,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G21 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | 1 | Rating: | Very Good |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 0.94719779 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 157.803 |
| Other Features: | 130500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 757940 |
| Depreciation: | 200096 |
| Depreciated Total: | 557844 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 2 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | 12 | BRs: | 4 | Baths: | 2 | HB | | | | | | |

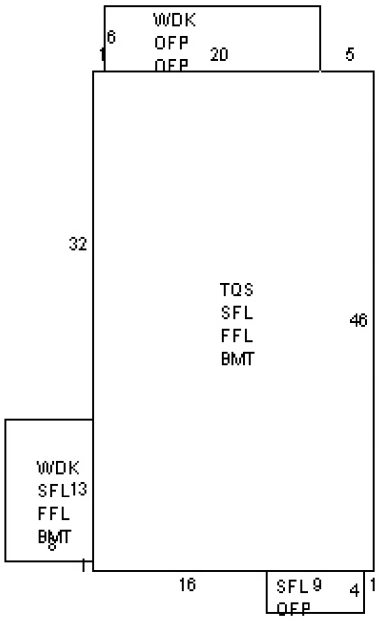
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 6 | 2 | |
| Totals | | | |
| 2 | 12 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 157.80 |
| Special Features: | 0 | Val/Su Net: | 104.59 |
| Final Total: | 557800 | Val/Su SzAd | 157.88 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,336 | 157.800 | 210,825 |
| BMT | Basement | 1,300 | 47.340 | 61,543 |
| FFL | First Floor | 1,300 | 157.800 | 205,145 |
| TQS | 3/4 Story | 897 | 157.800 | 141,550 |
| OFP | Open Porch | 276 | 22.030 | 6,080 |
| WDK | Deck | 224 | 10.260 | 2,297 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 5,333 | | | Total: | 627,440 |
| Size Ad | 3533 | Gross Are | 5632 | FinArea | 3533 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 030.0-0001-0004.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X20 | G | GD | 2012 | 26.56 | T | 4.2 | 104 | | | 10,200 | | | 10,200 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 10,200 | Total Special Featues: | | Total: | 10,200 |